



REQUEST FOR SERVICES

BALLONA WETLANDS RESTORATION PLAN

February 10, 2005

I. PURPOSE

The State Coastal Conservancy ("Coastal Conservancy"), the California Department of Fish and Game ("DFG") and the State Lands Commission ("SLC") are seeking a qualified interdisciplinary team to provide environmental consulting services to define alternatives and conduct feasibility analysis for the proposed enhancement of 600-acres of the Ballona Wetlands in Los Angeles County. The consultant team will work under contract to the Coastal Conservancy.

The alternatives will restore natural habitats, re-establish ecosystem functions and create compatible public access opportunities at the project site. The alternatives and feasibility analysis will be used to subsequently complete environmental review of this project to comply with the California Environmental Quality Act and the National Environmental Policy Act. That environmental review will be conducted under a separate contract. The consultant selected to complete alternative development and feasibility analysis will be eligible for consideration to conduct the environmental review.

A pre-submittal site visit will be held on February 23, 2005 at 10 am. You must R.S.V.P. to Mary Small (msmall@scc.ca.gov or 510-286-4181) to attend this meeting.

This Request for Services seeks to identify potential parties who command the experience, knowledge, and operating resources necessary to successfully complete the restoration plan. Interested applicants should submit a statement of qualifications and a written statement of approach in accordance with the guidelines of this solicitation.

Submittals must be received by 5:00pm on Friday, March 11, 2005.

Seven copies of the submittal should be sent to:

State Coastal Conservancy
1330 Broadway, Suite 1100
Oakland, CA 94612
attn: Mary Small

II. BACKGROUND

After a long history of land use disputes, the State of California now owns more than 600 acres of the former Ballona Wetlands. The State acquired much of this property for the purposes of enhancing wetland resources, preserving open space and creating managed public access compatible with the natural resources of the site. This solicitation seeks environmental consulting services to define alternatives and conduct feasibility analysis for the proposed enhancement of the state-owned property.

III. SITE DESCRIPTION

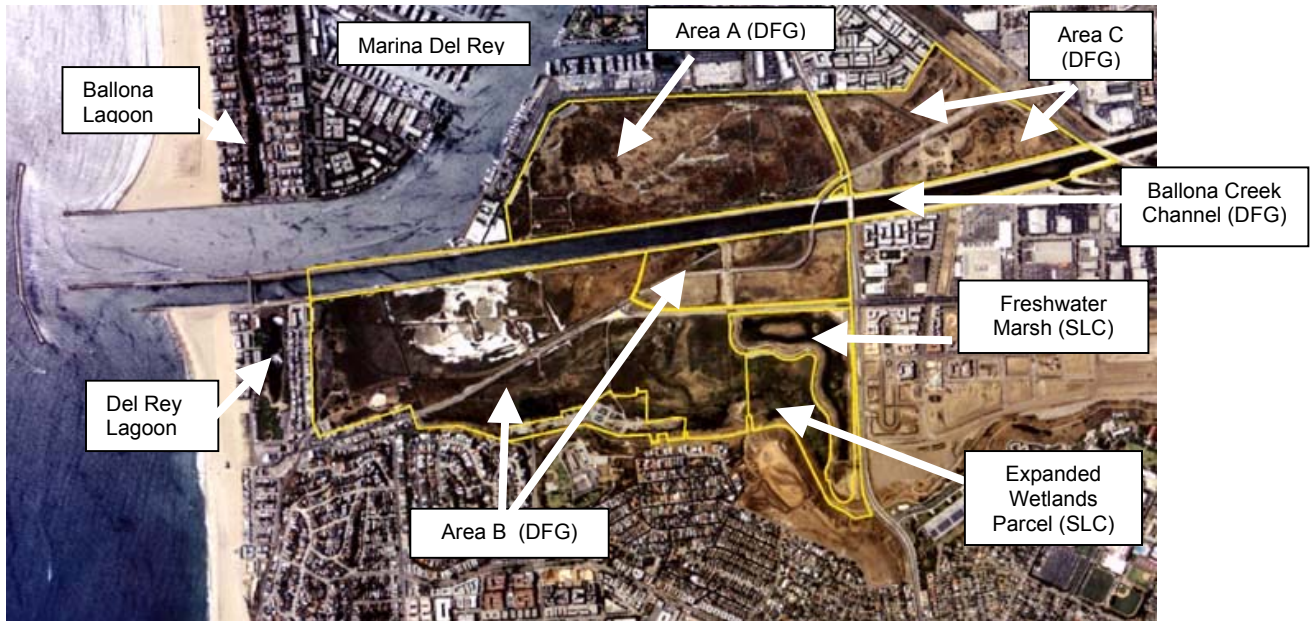
The project site includes about 600-acres owned by the State of California, as shown on Exhibit 1. In 2004, the California Department of Fish and Game took title to approximately 540-acres of the former wetlands. DFG purchased or was donated areas identified as A, B & C on Exhibit 1. DFG also holds title to a section of the channel of Ballona Creek. The State Lands Commission owns approximately 60-acres, including the Freshwater Marsh and the Expanded Wetlands parcel. This project will develop restoration alternatives for all of the state owned properties.

It is estimated that the Ballona wetlands once occupied more than 2000-acres at the mouth of Ballona Creek. Although the site has been altered over time, it continues to provide habitat for some threatened and endangered species. Significant cultural resources exist on the former wetlands and the site provides scenic open space in the heart of Los Angeles County. Enhancement of this property is one of the largest and best remaining opportunities to restore coastal wetland habitat in southern California.

During the past century, the historic Ballona wetlands have been dramatically altered by human activity. Active oil extraction on the wetlands caused significant alteration of the landscape. In the 1930s, Ballona Creek was channelized, straightened and deepened as part of a flood control project implemented by the federal government and the Los Angeles County Flood Control District. Construction of Marina del Rey in the 1950s converted coastal dunes and wetlands into a marina. Dredge spoils from marina construction were deposited on the undeveloped portions of the Ballona wetlands, which raised the elevation of the site and altered the soil profile. At the same time, Little League baseball fields were constructed on a portion of site.

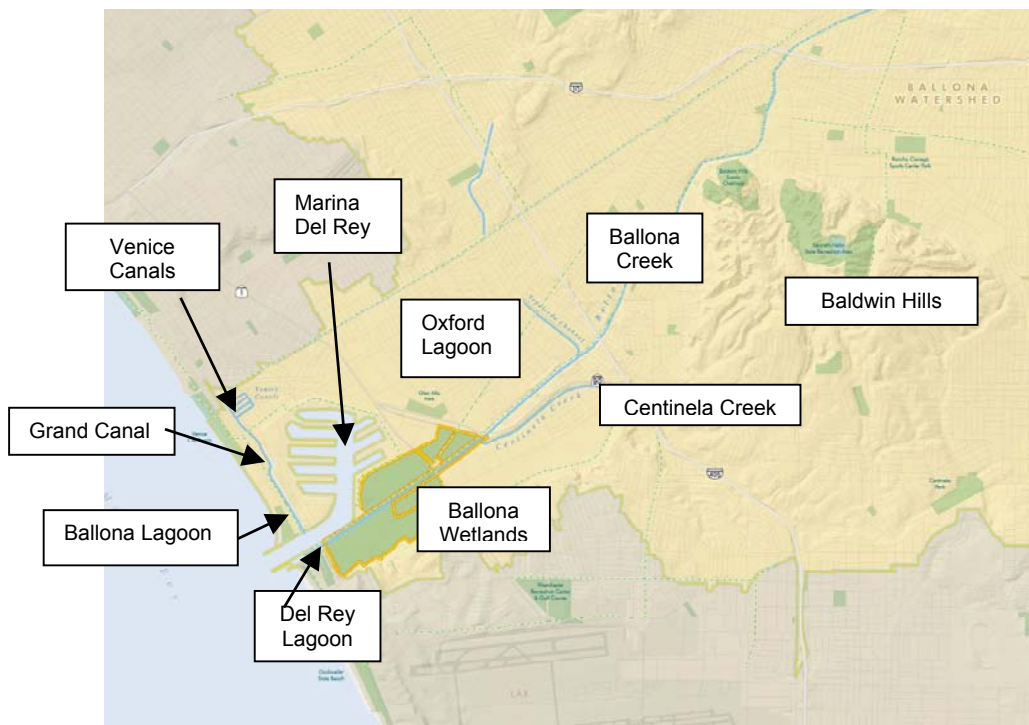
The Ballona Creek watershed, approximately 130 square miles, is the largest watershed draining into Santa Monica Bay. The watershed is largely urbanized and home to more the 1.5 million people. Urbanization of the watershed has significantly impacted the hydrology and water quality of Ballona Creek and the Ballona Wetlands. Major infrastructure (Jefferson, Culver, Lincoln Boulevards, electricity, water, gas utility lines) transects the former wetlands, with significant impacts to hydrologic and habitat connectivity. In the early 1900s, the Pacific Electric Railroad was extended across the wetlands to Playa del Rey and the railroad levee is still visible on the site.

Exhibit 1: Project Area



Restoration planning will be conducted within the landscape and watershed context, with attention paid to adjacent and ecologically related resources. Consistent with the Wetland Recovery Project's Regional Strategy (2001), the project will integrate planning with other adjacent wetland resources, including but not limited to Ballona Lagoon, Del Rey Lagoon, Grand Canal, Marina Del Rey Harbor and Oxford Lagoon as shown below.

Exhibit 2: Landscape Context



IV. PROJECT GOALS

- Restore and enhance salt water influenced wetland habitats to benefit Endangered and Threatened species, migratory shorebirds, waterfowl, seabirds, and coastal fish and aquatic species. Restoration of seasonal ponds, riparian and freshwater wetlands, and upland habitats will be considered where beneficial to another project goal or biological and habitat diversity.
- Provide for wildlife-oriented public access and recreation opportunities compatible with the habitats, fish and wildlife conservation.
- Identify and implement a cost-effective, ecologically beneficial, and sustainable (low maintenance) habitat restoration alternative.

It is recognized that there are constraints imposed by the current infrastructure, current uses, and competing interests of adjacent land or easement owners. The existing conditions of the project site, including potential presence of cultural and natural resources may also affect project alternatives. The restoration designs will seek to minimize very costly infrastructure modifications, such as bridges, or perpetual maintenance or operations costs, such as pumping. The Project Management Team will develop more detailed objectives in collaboration with the Science Advisory Committee and Working Group and its agency advisors.

V. PROJECT ORGANIZATION

Project Management Team will include staff from the Coastal Conservancy, the Department of Fish and Game and the State Lands Commission. The land-owning agencies will retain final discretionary approval for any project to be constructed on their property. Senior wetland/habitat restoration experts from other agencies, such as US Fish and Wildlife Service and National Marine Fisheries Service, will advise the Project Management Team. The consultant team will be expected to coordinate closely with the Project Management Team; the scope of work anticipates monthly meetings between the Project Management Team and the consultant team.

Ballona Wetlands Restoration Working Group (BWRWG) is a stakeholder group comprised of interested parties, agencies and members of the public. The BWRWG meets quarterly and the consultant team should plan on attending as many as eight BWRWG meetings. The team will present interim and final products to this group for input. The schedule and approach should assume a transparent planning process that allows for the BWRWG to provide input throughout the development of alternatives. The BWRWG will play an important role ensuring the success of the project by incorporating the varying views of the stakeholder groups into the restoration alternatives.

Science Advisory Committee (SAC) is an interdisciplinary panel of experts formed by the Coastal Conservancy. They will provide guidance and direction to the Project Management Team on the development of the restoration alternatives and feasibility analysis. The SAC will evaluate science-based information and provide review and input on proposed monitoring and data collection methods. The consultant team will be

expected to present its approach and interim work products to this committee and, under the guidance of the Project Management Team, may be required to incorporate comments into the final deliverables. The scope of work anticipates up to eight meetings between the consulting team and the SAC.

VI. SCOPE OF WORK

The consultant will complete the following tasks:

1. Provide a proposed, detailed scope of work, budget and schedule for the development of the restoration alternatives and feasibility analysis
2. Assemble all pertinent data about the project area.
Develop a physical and environmental description of the project area that includes information about setting, cultural resources, soils and substrate, topography and bathymetry, hydrology, water quality, biological resources, vegetative communities, wetlands, invertebrates, other wildlife including: sensitive species and nonnative species. A preliminary list of some of existing studies about the Ballona Wetlands is attached. Existing boundary survey data, easements, ownership maps and data will be provided to the consultant by the Project Management Team.
3. Data Gap Analysis
Develop a detailed analysis to inventory any and all information necessary for restoration planning activities that is lacking or inadequate. The analysis will identify and justify specific additional measurements, data collection protocols and costs associated with such data collection items. The SAC will have the opportunity to review the proposed data collection items. This analysis will be presented to the Project Management Team as a written report titled “Data Collection Plan”.
4. Implement Data Collection Plan
Upon approval of the Project Management Team, the consultant will collect additional information needed to develop the restoration alternatives and conduct the feasibility analysis. Data shall be collected at the appropriate scale for the analysis; it is expected that biological data shall be collected at the site while some hydrologic data shall be collected at the watershed scale. Spatial data shall be produced in a format that allows it to be incorporated into a project Geographic Information System (GIS). The consultant will be responsible for developing data and GIS products necessary to this scope of work. Long term management of the GIS database will be done by the Coastal Conservancy.
5. Develop Restoration Alternatives
The project area is subdivided by the Ballona Creek Channel and the existing infrastructure. It is expected that there may be multiple options developed for the different parts of the project area. These options will be assembled into three

restoration alternatives. The alternative descriptions should explicitly list the differences between the alternative approaches.

6. Feasibility Analysis

Develop performance criteria and conduct a feasibility assessment to analyze the potential benefits and impacts of the restoration alternatives and the no project alternative. Conduct a thorough assessment of impacts to natural resources, water quality, public access and flood management for the restoration alternatives and the no project alternative. Compare the short term and long term costs (life cycle costs) of the different alternatives. In cooperation with the Project Management Team, develop a prioritized matrix of potential implementation funding sources. The feasibility analysis will identify a preferred alternative.

7. Develop Conceptual Restoration Plan of the preferred project alternative that contains the following components:

- a. Habitat Enhancement Plan - The Habitat Enhancement Plan shall provide a detailed description of the proposed changes to habitat type, vegetation modifications including planting and removal techniques, a map of enhancement sites, infrastructure and a detailed description of likely maintenance activities. Where appropriate, the Habitat Enhancement Plan should allow for the establishment or enhancement of habitat for rare, endangered and regionally uncommon plants and animals that are appropriate for this site. Recommendations to manage exotic or non-native invasive species in an ecologically protective manner should be included.
- b. Water Circulation Plan – This Plan shall describe water circulation associated with the restoration plan, including description of any modifications to existing channels, hydrologic connections and topography. The recommendations shall be based on well accepted hydraulic modeling techniques that are to be described in the Plan. This plan shall include discussion of habitat evolution, water quality and flood management.
- c. Public Access Plan - Opportunities for passive recreation (e.g., pedestrian access, nature and art activities) shall be identified with input from stakeholders. The Public Access Plan will include a discussion on how the proposed improvements integrate educational opportunities into the ecological restoration. The location and design of public access improvements will be fully described and mapped. The proposed public access improvements and their maintenance should have little, if any, impacts to the habitat restoration activities and shall have no impact on rare, endangered and regionally uncommon plants and animals.
- d. Cultural Resource Plan - The Ballona Wetlands Restoration project will seek to integrate protection of Southern California's cultural heritage with the enhancement of the sites natural resources. The Cultural Resource Plan will

identify significant cultural resources and discuss strategies for avoiding or minimizing impacts to those resources.

- e. Monitoring Plan – Pre- and post-restoration monitoring plan framework will be developed with stated goals, performance criteria and duration. The monitoring plan will assist in the early identification of any problems and identify potential corrective measures. An approved Quality Assurance Project Plan (QAPP) may be required as part of the monitoring plan.
 - f. Operation and Maintenance Plan – Develop a plan that identifies the long-term operation and maintenance needs of the project alternative.
8. Meetings and Coordination
- a. Conduct up to eight presentations to the Ballona Wetlands Restoration Working Group explaining the progress made on the development of restoration alternatives.
 - b. Conduct up to eight presentations to the Ballona Science Advisory Committee to obtain guidance on the science used in developing and evaluating alternatives and to review proposed data collection and baseline monitoring.
 - c. Meet with the project management team and its advisors monthly.

VII. SCHEDULE

All submittals received by the deadline will be evaluated. Submittals received after the deadline may not be evaluated.

Consultant Selection Schedule

Qualifications submittal deadline	March 11, 2005 – 5:00 pm
Pre-submittal Meeting, Site Tour	February 23, 2005
Selection Committee reviews submittals, conducts interviews and makes recommendations	March 2005
Contract Awarded	April 4, 2005
Final Scope of Work, budget, tasks list and contract signed – start of work	April 15, 2005

Proposed Project Schedule

The project schedule will be adjusted and refined depending on the needs of the project as additional information is collected and a detailed scope of work is developed.

Start Work	April 15, 2005
Completion of Draft Restoration Alternatives	December 2005
Completion of Final Restoration Alternatives and Feasibility Analysis	September 2006

VIII. SUBMITTAL REQUIREMENTS

Statement of Qualifications (maximum 10 pages, excluding resumes)

1. Introduction: Letter of introduction describing the company, longevity, experience in southern California and support resources.
2. Staffing Plan: Multi-firm “teaming” is encouraged to provide the best qualified professionals for this contract. Provide a staffing plan and organizational chart of your team including the firm’s name, individuals involved and the role they will perform (principal in charge, project manager, ecologist, etc.). Particular attention should be given to describing the pertinent experience and professional accomplishments of the proposed project manager. Contract will require key project personnel to commit to work on this project for the duration of the project.
3. Description of specific expertise and qualifications (i.e. professional licenses) the firm or team in the following fields:
 - Biology, including specific expertise with regard to fisheries, migratory birds, endangered species, and botany
 - Cultural Resources, Archeology
 - Ecological/Restoration Design pertaining to estuarine environments
 - Flood Management (fluvial and tidal), including related modeling
 - Geomorphology and Sediment Dynamics, including modeling of these processes
 - Geotechnical Engineering and Levee Design
 - Hydrodynamics (fluvial and tidal), including related modeling
 - Monitoring and Adaptive Management
 - Environmental Review of projects (CEQA/NEPA) and Permitting
 - Public Access and Recreation Planning, with specific expertise regarding public recreation and access in or adjacent to sensitive habitats
 - Traffic Engineering
 - Vector Control, particularly in regard to wetland restoration and management
 - Water and Sediment Quality, including related modeling
 - Wetland restoration experience
4. Experience Relating to Similar Projects
Please include references and points of contact.
5. Resumes of Key Project Personnel and Additional Qualifications
Resumes and other additional information may be submitted to demonstrate the applicant’s abilities.

Statement of Approach (maximum 10 pages)

Teams or firms are encouraged to provide a brief statement of approach, demonstrating their comprehension of the project scope and planning issues. This statement should include explicit assumptions related to project staffing and budget. If selected, it is anticipated that the statement will be the basis for the detailed scope of the final contract.

IX. SELECTION CRITERIA

The Conservancy may request supplemental information and will conduct interviews with at least three firms/teams. Potential contractors will be ranked based on the following criteria, which will be weighed according to the nature of the project, the needs of the Conservancy, and the complexity and special requirements of the project.

1. Demonstrated competence, including the firm/team's past experience with similar projects; the education and experience of key personnel, including principals to be assigned and the proposed level of their participation; the firm/team's capability to adequately analyze the project; the firm/team's ability to meet the project schedule; the longevity of the firm(s) and amount of staff turnover; and the nature and quality of the firm(s)'s past completed work; and
2. Specialized qualifications for the services to be performed.
3. Small business status of the contractor submitting a statement of qualification.
4. Disabled Veteran Business Enterprise (D/VBE) status of the contractor submitting a statement of qualification
5. The good faith effort of the contractor to subcontract with D/VBEs as set forth in Public Contract Code Section 10115.

The Project Management Team and other project partners will assist the Conservancy in the evaluation of proposals and selection of consultant. The consultant will be hired under contract to the Conservancy. The Conservancy will attempt to negotiate a contract with the best qualified firm/team at compensation, which the Conservancy determines is fair and reasonable to the State of California. If the Conservancy is unable to do so, negotiation with that firm/team will be terminated and negotiations will then proceed in the same manner with the other firms/teams on the list in order of ranking. If the Conservancy is unable to negotiate a satisfactory contract with any of the selected firms/teams, the Conservancy may select additional firms and continue the negotiation process.

The consultant will be paid for its actual time and expenses up to the amount provided for each task in the final project budget. Billing rates should be guaranteed for the life of the contract. The consultant should anticipate that ten percent (10%) will be withheld until all work is completed to the satisfaction of the Coastal Conservancy. The Conservancy must also approve all interim work products before payment.

X. CONTACT

Questions about the project, proposal process or submittal requirements should be directed to Mary Small, State Coastal Conservancy, msmall@scc.ca.gov, 510-286-4181.